

**ANDALUSIA HOMEOWNERS ASSOCIATION
MINUTES OF THE
BOARD OF DIRECTORS MEETING
FEBRUARY 25, 2016**

BOARD MEMBERS

Ron Shore	President	
John Burnett	CFO/Treasurer	
Mike Ghafari	Vice President	(<i>absent</i>)
Matt Cano	Secretary	

OTHERS PRESENT

David Buckley	Landscape Committee
Steve Huff	Association Manager

I. Call to Order

- President Ron Shore called the meeting to order at 7:07 PM in the Andalusia Recreation Center.

II. Residents Open Forum

- None.

III. Approval of Minutes from Previous Meeting

- Minutes of the Board Meeting held on January 28, 2016, were approved as written.

IV. Treasurer's Report

- A. John Burnett briefly reported on the financial statements. Income is on plan. Expenses are on budget, and maintenance is still under budget.
- B. Outstanding delinquencies are up to date and unchanged. Several payment plans are in place and current.
- C. Brief discussion of whether the Spa Services account number has been mis-assigned. Follow-up with CMS to resolve.
- D. Because long-term parking space rentals did not have a uniform price per month, the Board agreed on a policy that allows a \$5-per-month discount to \$70 if fees are paid one year in advance.

V. Business Items

- A. Palm tree trimming by Valley Crest will start the first or second week of March.
- B. Bayscapes Landscape will renovate the section of planting area near the rose garden starting on March 1. This will include removal of some old dirt followed by deep tilling of the soil and soil amendments, as well as planting of several plant types to test their viability.
- C. Due to several residents reporting issues with street lights, Board members all agreed to keep a close watch on the lights, and report any problems.

VI. Association Manager's Report

- A. Work Order History report shows continued roof work from Xteria. Will monitor for additional intrusion in coming storms, and will schedule drywall repairs and painting as soon as feasible.

VII. Committee Reports

- Landscaping** – No report submitted.
- Pool/Clubhouse** – No report submitted.
- Fountain** – No report submitted.
- Lighting** – No report submitted.
- Parking Compliance** – No report submitted.

VIII. Adjournment

- Since there was no further business to be conducted by the Board of Directors, the meeting was adjourned at 7:48PM. The next Board meeting will be held on Thursday, March 24, 2016, at 7:00PM.

As approved by the Board of Directors:

Signature

Date